



# Agenda City of Sacramento Planning Commission

## COMMISSION MEMBERS:

Joseph Contreras  
Joseph Yee, AIA  
Michael Notestine, Vice Chair

Darrel Woo, Chair  
Jodi Samuels  
Michael Mendez, MCP

Barry Wasserman  
Chris Givens  
Panama Bartholomy

## CITY STAFF:

Tom Pace, Long Range Planning Manager  
Sabina Gilbert, Senior Deputy City Attorney

New City Hall  
915 I Street, 1st Floor – Council Chambers

April 9, 2009 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

## NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

**Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.**

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, synopsis, and staff reports are available from the Planning Department at New City Hall, 915 I Street, 3<sup>rd</sup> Floor (.25 cents per page), during regular business hours or can be downloaded at [www.cityofsacramento.org/dsd](http://www.cityofsacramento.org/dsd).

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-5908 at least 48 hours prior to the meeting.



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(916) 808-5656

# AGENDA

**April 9, 2009**

***New City Hall  
915 I Street – 1st Floor, Council Chambers***

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

## Call to Order – 5:30 p.m.

### Roll Call

#### Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

#### 1. **Approval of Minutes for February 12, 2009**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from February 12, 2009.

**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

#### Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

#### 2. **P08-075 Famille Manor** (Noticed on 3/13/09, Continued from 3/26/09)

**Location:** 6421, 6431 and 6435 Hogan Drive, District 5, 035-0161-028, 035-0161-002 and 035-0161-024

**Recommendation: Continue to April 23, 2009.**

**Contact:** Stephanie Hockman, Assistant Planner, 916-808-7497; Joy Patterson, Principal Planner, 916-808-5607

#### 3. **M08-051 First Round Zoning Code Updates For 2030 General Plan Consistency and Regulatory Improvement Code Changes** (Noticed on 3/30/09)

**Location:** Citywide

**Recommendation: Forward Recommendation of Approval to City Council - Item A:** Environmental Determination: Exemption pursuant to CEQA Section 15061(b) (3); **Item B:** 2030 General Plan Zoning Code Consistency Amendments: An ordinance amending various sections of Title 17 of the Sacramento City Code (Zoning Code) to create a new R-4A residential zone, to increase the residential density of the R-3 and C-2 zones, and to amend land use and entitlement processing requirements for consistency with policies and programs under the 2030 General Plan; **Item C:** Regulatory Improvement Zoning Code Amendments: An ordinance repealing section 15.44.020 of Title 15 of the Sacramento City Code (Building Code) relating to demolition of non-historic residential structures, and amending various sections of Title

16 of the Sacramento City Code (Subdivision Code) and Title 17 of the Sacramento City Code (Zoning Code) relating to land use entitlement processing.

**Contact:** Sandra Yope, Senior Planner, DSD, 916-808-7158; Robert Cunningham, Assistant Planner, Planning, 916-808-5894; Jim McDonald AICP, Senior Planner, Planning, 916-808-5723

### Staff Reports

Staff reports include oral presentations including those recommending receive and file.

4. **M09-003 Informational Report on the River District Specific Plan Effort**  
**Location:** The River District Specific Plan area is bounded by Downtown and the Railyards on the south, the Sacramento River on the west, the American River on the north, and 16th and 18th Streets on the east, Council District 1.  
**Recommendation: Review and Comment** on the vision and guiding principles as well as the draft land use and circulation elements of the River District Specific Plan.  
  
**Contact:** Evan Compton, Associate Planner, Development Services (916) 808-5260  
Greg Taylor, Senior Architect, Development Services (916) 808-5268
  
5. **LR09-011 Progress Report on Natomas Joint Vision**  
**Location:** Unincorporated portion of the Natomas Basin within Sacramento County adjacent to Council District 1  
**Recommendation: Review and Comment** This report and presentation is a status report to the Commission. It is also intended to serve as part of the Workshop #4 Series for the Natomas Joint Vision Broad Visioning Process.  
  
**Contact:** Helen Selph, Associate Planner, 808-7852; Scot Mende, New Growth Manager, 808-4756
  
6. **LR09-001 City Reasonable Accommodation Ordinance**  
**Location:** Citywide  
**Recommendation: Review and Comment** This informational item presents the Draft Reasonable Accommodation Ordinance as a proposed addition to the City Code. Staff seeks comments on the draft ordinance.  
  
**Contact:** Greg Sandlund, Assistant Planner, (916) 808-8931; Jim McDonald AICP, Senior Planner, (916) 808-5723
  
7. **LR09-006 2030 General Plan Implementation Programs Status Report**  
**Location:** Citywide  
**Recommendation: Review and Comment.**  
  
**Contact:** Jim McDonald AICP, Senior Planner, (916) 808-5723

### Public Comments- Matters Not on the Agenda

8. **To be announced.**

## Questions, Ideas and Announcements of Commission Members

9. To be announced.

## Adjournment